

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal NO. 10232 Bessie, Stanley M. and Eugene L. Bialek,
appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
November 18, 1969.

EFFECTIVE DATE OF ORDER - Nov. 21, 1969

ORDERED:

That the appeal for variance from the use provisions of the
C-1 District to permit retail antique shop for a two year period
at 2603 P Street, NW., Lot 91, Square 1265, be granted con-
ditionally.

FINDINGS OF FACT:

1. The subject property is located in a C-1 District.
2. The property is improved with a two-story brick building
with garage and patio in the rear.
3. Appellant proposes to establish a shop for the sale of
small, carry-out antique articles. No refinishing will be done
on the premises. Waxing and polishing is anticipated. No truck
deliveries are to be had.
4. The property has previously been used by a palmist; a
publishing establishment occupied the premises for a period of
five years.
5. Appellant alleges that a use similar to that proposed
is located 3 doors removed from the subject building.
6. The area involved measures 560 square feet, comprised
of one large room, a small bathroom, and a 60 square foot rear
room.

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7. No opposition to the granting of this appeal was registered at the public hearing. The area civic association expressed the view that the proposed use will be compatible and is a neighborhood type use.

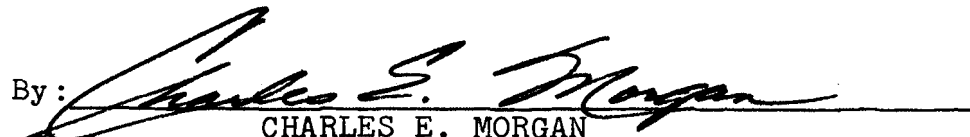
OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.